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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 89.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Philip E. Smith et ux	Sovran Mortgage Corporation	p/o 53-9
(NAME)	(NAME)	
1414 Apache Lane	201 E. Cary Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Richmond, VA 23219	
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip E. Smith and his wife, Pamela S. Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND in Davidson County, Tennessee, being Lot No. 49-A on the Plan of Phase II, Kimbolton of record in Plat Book 6900, Page 946, said Register's Office.

SAID Lot No. 49-A fronts 40.00 feet on the southerly margin of Apache Lane and extends back 225.62 feet on the easterly line and 182.01 feet on the westerly line to a line in the rear measuring 57.47 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 6746, Page 672 and Book 7304, Page 279, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

57415

IDENTIF. TREFERENCE

AUG 14 10 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5280 08/14 0101 03CHECK 224.47

unimproved ( )
This is improved (XX) property, known as 1414 Apache Lane, (House Number) (Street) Madison, TN 37115 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of July, 1989

Phillips Builders, Inc.
By: Jackie Shires, V. P.
Jackie Shires, Vice-President

Attest:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Shires or proved to me upon the basis of satisfactory evidence ~~and~~ _____ with whom I am personally acquainted and who upon ~~(his oath) (their several oaths)~~ her oath acknowledged ~~(himself) (themselves)~~ herself to be the Vice-President ~~and~~ _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that ~~he~~ she as such Vice-President ~~and~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jackie Shires as such Vice-President ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville on this the 28th day of July, 19 89.

My commission expires 3/11/90

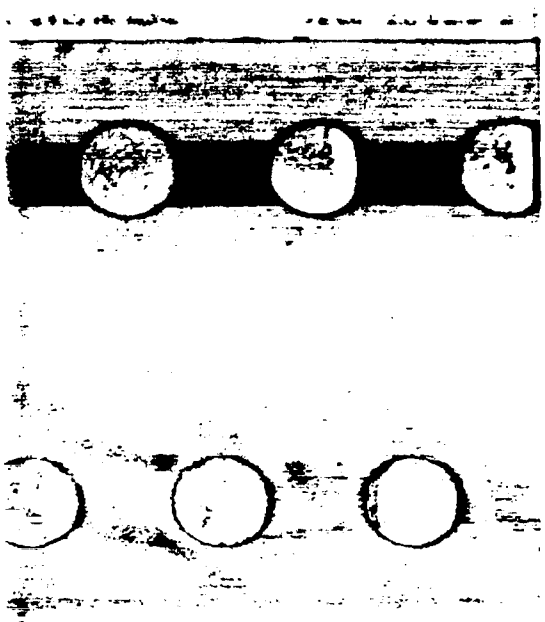
Notary Public

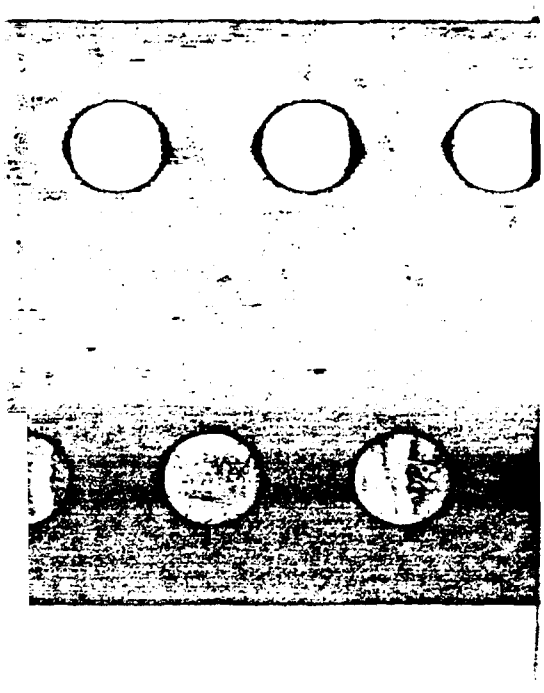
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Philip E. Smith
Pamela S. Smith

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 65900.00
CON TX 217.47
PRFEE 1.00
WDEED 6.00
TOTAL 224.47
CHECK 224.47

08/14/89 01 10:53 0001 5280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57415

IDENTIF. REFERENCE

AUG 14 10 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238560